

25 Unit Redevelopment Land

1139 - 1145 S. Kingsley Dr.
Los Angeles, CA 90006

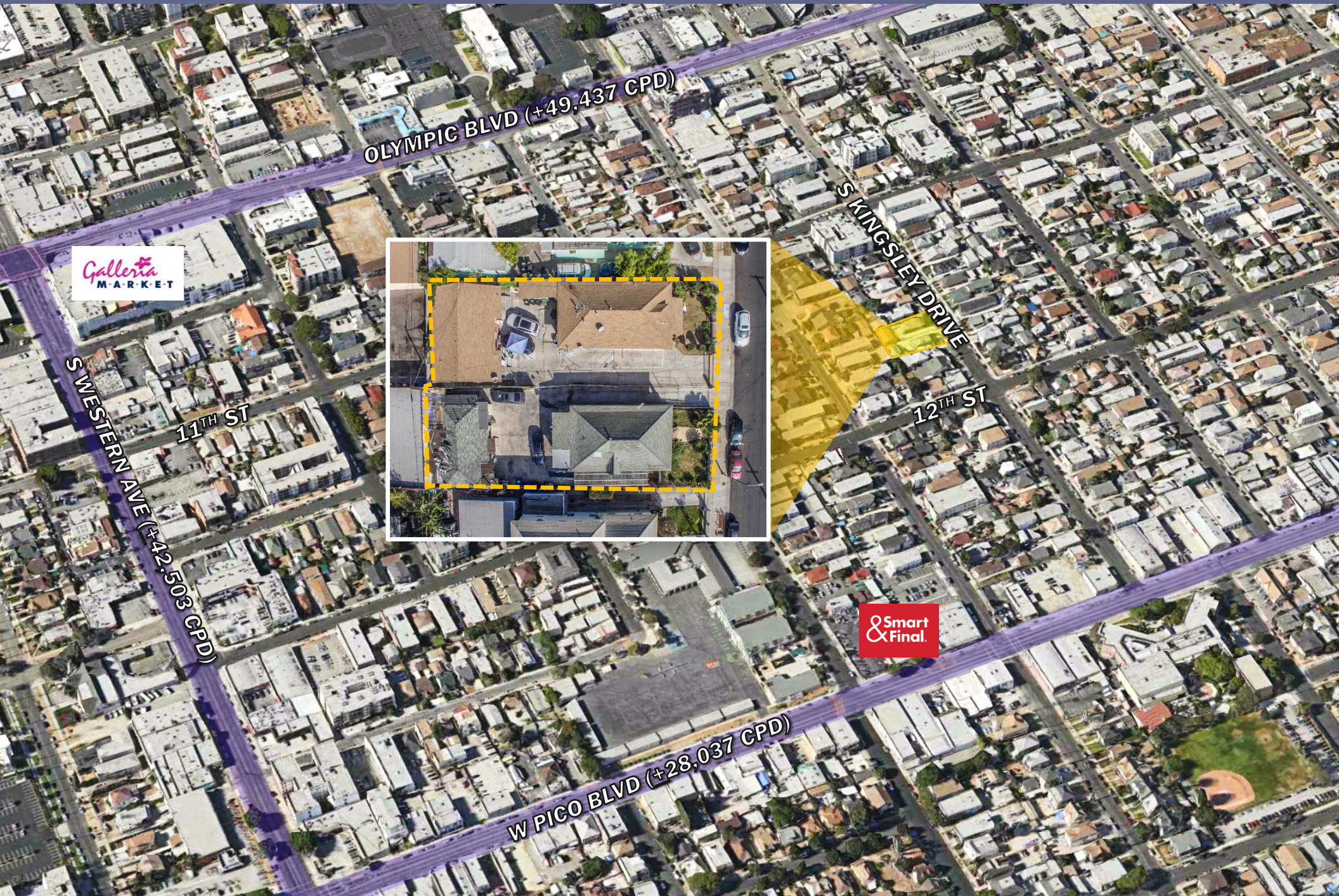
FOR SALE



 **KORUS**
REAL ESTATE

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OLYMPIC BLVD (+49,437 CPD)

Galleria
MARKET

S WESTERN AVE (+42,503 CPD)

11TH ST

S KINGSLEY DRIVE

12TH ST

W PICO BLVD (+28,037 CPD)

Smart
& Final

Property Information

ADDRESS:	1139 S. Kingsley Drive 1041 S. Kingsley Drive 1041 ½ S. Kingsley Drive 1145 S. Kingsley Drive 1145 ½ S. Kingsley Drive Los Angeles, CA, 90006
APN's:	5080-026-008 & -009
SALE PRICE:	\$2,850,000
BUILDING SIZE:	2,902 sq. ft. + 1,665 sq. ft. = 3,757 sq. ft. (combined)
LAND SIZE:	5,900 sq. ft. + 5,900 sq. ft. = 11,800 sq. ft. (combined)
LAND PRICE PER SF:	\$241 per sq. ft.
ZONING:	R3-1
TRANSIT ORIENT COMMUNITIES	Tier 2

Property Highlights

- Measure JJJ (Tier 2) – 25 Unit Redevelopment
- Located within the Koreatown redevelopment project area.
- Buyer may obtain new financing at current market rates.
- Koreatown Galleria supermarket & retail within walking distance.
- Dense demographic neighborhood.
- Close proximity to Olympic Blvd & Western
- Legally 14 Units
- Bonus Density 25 Units including 3 Units for Low Income

Address	Unit Type	# Units	Size	Monthly rent	Lease Termination
1139 S Kingsley	Triplex	3 Beds/ 2 Bath	2,092 sq. ft.	\$2,520	Month-to-Month
1141 S Kingsley		1 Bed/ 1 Bath		\$1,420	Month-to-Month
1141 ½ S Kingsley		1 Bed/ 1 Bath		\$1,550	Month-to-Month
1145 S Kingsley	Duplex	2 Beds/ 1 Bath	1,665 sq. ft.	\$2,450	Month-to-Month
1145 ½ S Kingsley		1 Bed/ 1 Bath		\$1,600	Month-to-Month
Total			3,757 sq. ft.	\$9,540	

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



1139 - 1141 S Kingsley, Los Angeles, CA 90006



1145 S Kingsley, Los Angeles, CA 90006

APN: 5080-026-008

BUILDING SIZE: 2,092 sq. ft.

LAND SIZE: 5,900 sq. ft.

BUILT: 1924

UNIT: Triplex
3 Bd + 2 Ba
1 Bd + 1 Ba
1Bd + 1 Ba

ZONING: R3-1

APN: 5080-026-009

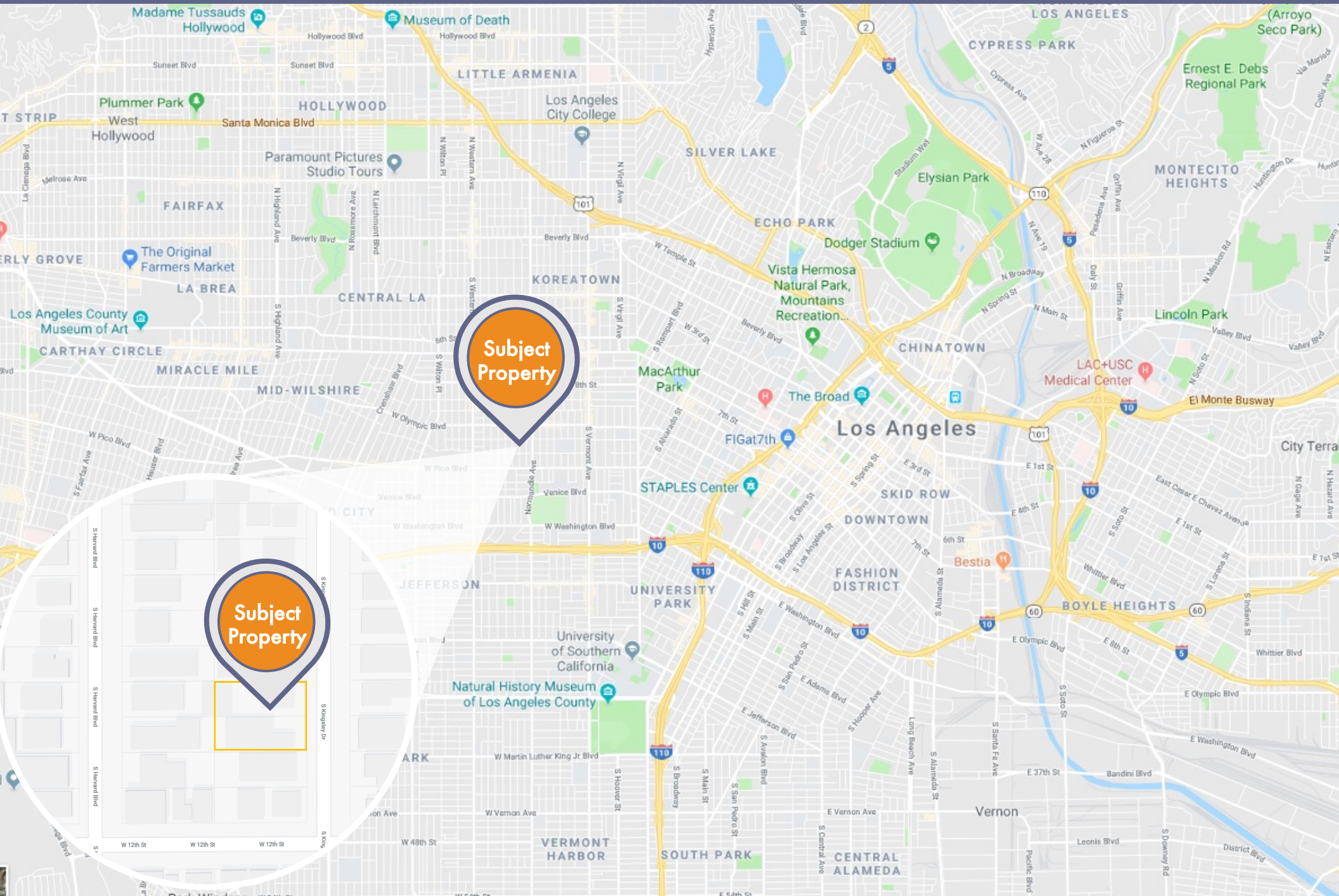
BUILDING SIZE: 1,665 sq. ft.

LAND SIZE: 5,900 sq. ft.

BUILT: 1895

UNIT: Duplex
2 Bd + 1 Ba
1 Bd + 1 Ba

ZONING: R3-1



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